LOT 22 CARTER PLACE S/D UNR: CO
NW1/4, RUN N 775.54 FT FOR POB,
E 300 FT TO W R/W OF IVY ST, S 3

STEELE HERSHELL GENE/MAYORQUIN-OLIVERA ANA
402 NW IVY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-022

BUILDING CHARACTERISTICS

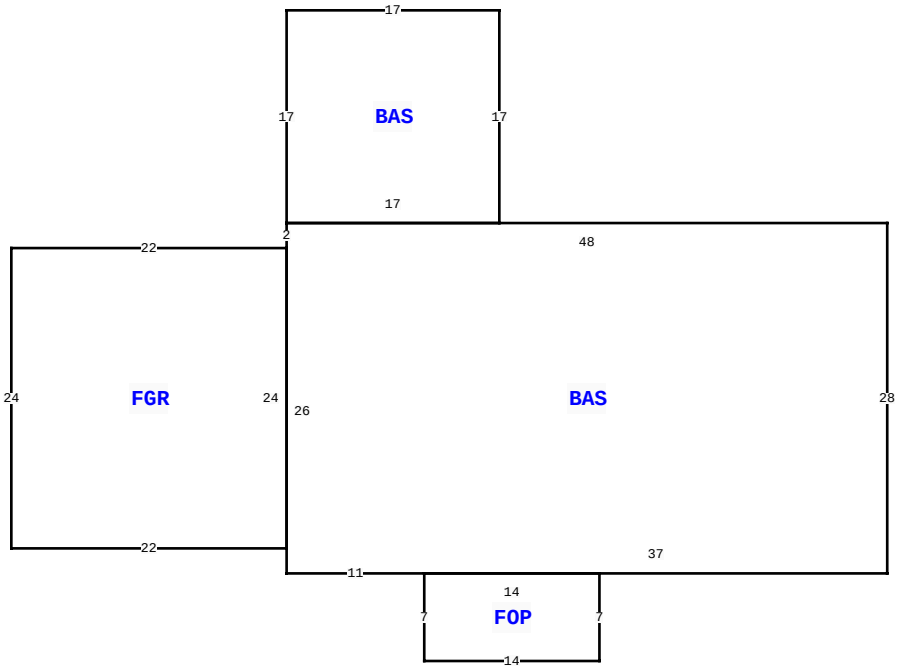
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	289	100		289	28,061
BAS	1,344	100		1,344	130,494
FGR	528	55		290	28,157
FOP	98	30		29	2,816
TOTALS	2,259			1,952	189,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	108.6400	119.50	233,264	1987	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2026 Heated Area: 1633 HX Base Yr 2026



402 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,527
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		46,620
TOTAL MARKET VALUE		239,347
SOH/AGL Deduction		0
ASSESSED VALUE		239,347
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,936
TOTAL JUST VALUE		239,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39936	RECONNECT	0	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/695	2/11/2025	WD	Q	I	05	284,000
GRANTOR: BARAK N, LLC						
GRANTEE: STEELE HERSHELL GEN						
1512/2230	4/17/2024	WD	Q	I	05	100,000
GRANTOR: WARD DILLAN SLADE						
GRANTEE: BARAK N, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S2 S26 E11 E37 N28 $
FGR=[ORIG=-48,2] W22 S24 E22 N24 $
BAS=[ORIG=-48,-17] E17 S17 W17 N17 $
FOP=[ORIG=-37,28] S7 E14 N7 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	0.00	0.00	2.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	46,620							

REVIEW DATE 04/25/2025 BY TP Total Acres: 2.59 Total Land Value: 46,620 Market: 0 Agricultural: 0 Common: 46,620 PRINTED 11/17/2026 BY SYS